



CB

2 FINDOWRIE STREET, DUNDEE, DD4 9QB
OFFERS OVER: £110,000

**CAMPBELL
BOATH**

Solicitors & Estate Agents

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MEMBER

Accommodation Comprises: Entrance Vestibule, Hall, Lounge, Kitchen, Porch, Three Bedrooms, Shower Room. External: Front, Side & Rear Gardens.

This is a spacious THREE BEDROOM SEMI DETACHED VILLA in the popular residential area of Fintry. The property is close to all local amenities including shops, schools and bus. Benefits include double glazing, gas central heating and security alarm system. This property would benefit from upgrading and would suit a young family or investor. Early internal viewing is highly recommended. This property is of non-standard construction and mortgage lending may be limited.

ENTRANCE: -

A glazed hardwood door gives access to the entrance vestibule. Built-in storage cupboard housing security alarm system. Glazed door to hall. There is a double-glazed window offering outlook to the side of the property. Fitted wooden Venetian blinds. Stairway giving rise to the upper-level accommodation. Built-in cloak cupboard. Radiator.

LOUNGE: -

Approximately 14'5" x 14'5". A glazed door gives access to the lounge which has with two double glazed windows offering a pleasant outlook to the front of the property. Fitted Venetian blinds. Built-in storage cupboard. Radiator.

KITCHEN: -

Approximately 10'11" x 10'1". A glazed door allows access to the kitchen which has a range of base and wall mounted storage cupboards having contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. There is space for other white meter appliances. There is a double-glazed window offering pleasant outlook towards the rear garden. Door to back hall. Built-in utility cupboard. Glazed door allowing access to the rear garden. Tiled flooring.

SHOWER ROOM: -

The shower room comprises a w.c., vanity wash hand basin with cupboards below and a shower enclosure with an electric 'Mira' shower. Wet wall splashback. Double glazed window offering a good deal of natural light. Tiled floor. Radiator.

UPPER FLOOR: -

The upper floor landing has a double-glazed window offering a good deal of natural light. Fitted wooden Venetian blinds. There is a built-in linen cupboard. Hatch offering access to the attic space.



BEDROOM 1: -

Approximately 14'0" x 10'11". This is a good-sized bedroom with two double-glazed windows offering pleasant outlook towards the front of the property. There are built-in wardrobes offering ample hanging and shelving space. Carpet. Radiator.

BEDROOM 2: -

Approximately 11'7" x 9'8". This is another good-sized bedroom with a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Radiator.

BEDROOM 3: -

Approximately 13'5" x 9'11". This spacious bedroom has a double-glazed window offering pleasant outlook towards the rear of the property. Fitted vertical blinds. Radiator.

EXTERNAL: -

The garden to the front and side are mainly laid in grass with border shrubs and bushes. The rear garden is paved and has a garden shed.





Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060

or

Email: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm



For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.